



AGENDA

Site Development Review Committee
Regular Meeting
Tuesday – May 2, 2006 @ 10:00 a.m.
Council Chambers, Bryan Municipal Building

WORKSHOP: (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

NEW APPLICATIONS:

- 1. Conditional Use Permit. CU06-07. Pool House.** This is a request to allow an accessory structure in a PD-H Planned Development-Housing zoning district. This property is located at 5653 Chelsea Circle.
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Joseph & Linda Newton/Same as Owner/Not Listed
SUBDIVISION: Copperfield-Section 2
- 2. Preliminary Plan. PP06-08. Traditions–Phase 16.** This is a plan proposing 1 lot consisting of 25.436 acres for residential (condominium) and commercial lodging (hotel) development. This property is located at the end of Club Drive in the Traditions Subdivision.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Traditions Club by Melrose/Eddie Hare/Joe Schultz
SUBDIVISION: Traditions
- 3. Amending Plat. AP06-06. Montauk Court.** This is a plat proposing the amendment of the property line between Lots 10 & 11 of the Hampton Hills Subdivision. These properties are located near the intersection of Wellborn Road and Montauk Court (405 and 407 Montauk Court).
CASE CONTACT: Stephan Gage (RPR)
OWNER/APPLICANT/AGENT: KDKC Partners/Same as Owner/Kerr Surveying
SUBDIVISION: Hampton Hills
- 4. Site Plan. SP06-18. Maintenance Sheds.** This is a plan proposing 3 maintenance structures totaling 6,900 sf near the existing maintenance shed. This property is located approximately 1025 feet east of the intersection of Miramont Drive and Boonville Road in the Miramont Subdivision (4133 Boonville Road).
CASE CONTACT: Martin Zimmermann (CEK)
OWNER/APPLICANT/AGENT: Miramont Country Club Properties/Madison Construc./Madison Constuc.
SUBDIVISION: Miramont

5. **Site Plan. [SP06-19](#). Traditions “Casita” Condominiums.** This is a plan proposing 4–1520 sf “Casita” Condominiums in Traditions–Phase 16. This property is located at the end of a private driveway which intersects Club Drive in the Traditions Subdivision.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Traditions Club by Melrose/Eddie Hare/Joe Schultz
SUBDIVISION: Traditions
6. **Site Plan. [SP06-17](#). WJB Retail Shop & Restaurant.** This is a plan proposing the expansion of an existing 1200 sf retail shop and the conversion of the adjacent snow cone stand into a restaurant with covered seating area and restrooms. This property is located at the corner of William J Bryan Pkwy and Reed Street (909 W WJB).
CASE CONTACT: Stephan Gage (CEK)
OWNER/APPLICANT/AGENT: Manuel & Veronica Orozco/Same as Owners/Not Listed
SUBDIVISION: Bryan Original Townsite

REVISIONS: (May not be distributed to all members)

1. **Site Plan. [SP06-08](#). Sunset Addition.** This is a revised plan proposing a seafood restaurant at the intersection of W. State Hwy 21 (San Jacinto) and W. 17th Street (1000 San Jacinto).
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Loi Phat Nguyen/Same as Owner/John Rhodes
SUBDIVISION: Sunset Addition
2. **Master Plan. [MP06-02](#). Briar Meadows.** This is a revised master plan showing the proposed residential and commercial development of 66.12 acres. This property is located near the intersection of E. Villa Maria Road and Red River Drive (2193 Red River). This master plan now includes what was previously submitted as MP06-04, Briar Meadows Commercial.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Burton Creek Development LP/Same as Owner/Bleyl & Associates
SUBDIVISION: Briar Meadows
3. **Replat. [RP06-04](#). Oak Glade Addition.** This is a revised plat proposed 8 lots on a 1.0827 acre tract for residential development. This property is located at the northwest corner of the intersection of Turkey Creek Rd and Finfeather Rd.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Tom Pinones/Integrity Developers/Gattis Engineering
SUBDIVISION: Oak Glade Addition
4. **Conditional Use Permit. [CU06-04](#). Patio Homes.** This is a revised request to allow 8 patio homes in a ‘SF-5’ Single Family 5000 zoning district. This property is located at the northwest corner of the intersection of Turkey Creek Rd and Finfeather Rd.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Tom Pinones/Integrity Developers/Gattis Engineering
SUBDIVISION: Oak Glade Addition